



CHAPTER 19.15—USE ZONE CHARTS

19.15.001 User Guide. The charts in this Chapter contain the basic zoning regulations that apply in each zone within the City of Burien. Use these charts by reading the first page in each section, which provides general regulations that apply to all uses in that zone. Then, on the following pages of each zone, read down the left column entitled “use”. Once you locate the use in which you are interested, read across to find the regulations that apply to that use. In addition, if the top of each column contains a reference to another Zoning Code section or chapter, you should read that section or chapter to determine which additional regulations pertain to your use. The symbol “#” indicates that applicable regulations are in the Interim Zoning Code. Finally, reading Chapter 19.05 of this Code will help you find other regulations that may apply to your property or use. The sample chart below describes the regulations that are contained in each column. Italicized words are defined in Chapter 19.10.

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										
<div><div>Zone</div><div>USE</div><div>↓</div></div> <div>↓ REGULATIONS</div>	Special Review Process (See Ch. 19.65)	MINIMUMS		MAXIMUMS			Landscape Category (See Ch. 19.25)	Minimum Required Parking Spaces (See Ch. 19.20)	Special Regulations (See also Chapter 19.17, Miscellaneous Use, Development and Performance Standards)	
		Lot Area	SETBACKS		Lot Coverage					Height
			Front Setback	Interior Setback	Building Coverage	Impervious Surface Coverage				
This column contains all of the <i>uses</i> that may locate in this zone. If a <i>use</i> is not listed, it is not allowed in this zone. Each <i>use</i> listed is subject to all of the regulations listed in the columns to the right of that <i>use</i> .	This column lists the special review processes that the City will use to approve or disapprove each listed <i>use</i> . If no process is listed, no formal land use review process is required. In any event, a building or other permit may be required by the Building Official. See Chapter 19.65 of this Code for details on special review processes.	This column lists the minimum required <i>lot area</i> for each listed <i>use</i> .	These columns list the minimum required <i>setbacks</i> for each <i>use</i> . Chapter 19.17 of this Code establishes what structures, improvements, and activities may or may not take place in these required <i>setbacks</i> .		This column lists the maximum amount of <i>building coverage</i> allowed for each <i>use</i> . Chapter 19.17 of this Code establishes what structures, and improvements may or may not be counted as <i>building coverage</i> .	This column lists the maximum amount of <i>impervious surface coverage</i> allowed for each <i>use</i> . Chapter 19.17 of this Code establishes what structures and improvements may or may not be counted as <i>impervious surface</i> .	This column lists the maximum <i>height</i> of structures allowed for each <i>use</i> .	This column lists the landscaping category for each <i>use</i> . See Chapter 19.25 of this Code for details on landscaping requirements.	This column lists the parking requirement for each <i>use</i> . For some <i>uses</i> , a specific number of stalls is not listed and a reference is given to a specific section in the parking chapter that states that the City will determine the parking requirement on a case-by-case basis.	This column contains any special regulations, standards or decisional criteria that may apply to each <i>use</i> .

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